140.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	826,700 / 826,700
					USE VALUE:	826,700 / 826,700
					ASSESSED:	826,700 / 826,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEVERING EDWIN T
Owner 2:	LEVERING ALEXANDRA PURDY
Owner 3:	
Street 1:	70 MT VERNON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DE VALPINE JOHN E/LINDA N -
Owner 2:	-
Street 1:	70 MT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,800 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1912, having primarily Asbestos Exterior and 1468 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5800.000	346,900	4,600	475,200	826,700
Total Card	0.133	346,900	4,600	475,200	826,700
Total Parcel	0.133	346,900	4,600	475,200	826,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 563.15 | /Parcel: 563.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 89674
GIS Ref:
GIS Ref:
Insp Date: 05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 140.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	347,100	4600	5,800.	475,200	826,900	826,900	Year End Roll	12/18/2019
2019	101	FV	269,800	4600	5,800.	445,500	719,900	719,900	Year End Roll	1/3/2019
2018	101	FV	278,600	4600	5,800.	368,300	651,500	651,500	Year End Roll	12/20/2017
2017	101	FV	278,600	4600	5,800.	338,600	621,800	621,800	Year End Roll	1/3/2017
2016	101	FV	278,600	4600	5,800.	308,900	592,100	592,100	Year End	1/4/2016
2015	101	FV	258,900	4600	5,800.	302,900	566,400	566,400	Year End Roll	12/11/2014
2014	101	FV	258,900	4600	5,800.	281,600	545,100	545,100	Year End Roll	12/16/2013
2013	101	FV	258,900	4600	5,800.	267,900	531,400	531,400		12/13/2012

!10790!

PRINT

Date	Time
12/11/20	01:03:47

LAST REV

Date	Time
02/10/20	08:31:05

mmcmakin

USER DEFINED

Prior Id # 1:	89674
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10790

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE VALPINE JOHN	73609-446	1	11/7/2019		805,000	No	No		
SCHULTZ NEIL J-	44086-56		11/15/2004		570,000	No	No		
	20444-142		3/1/1990		210,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2013	884	Re-Roof	6,000					
11/18/2004	1136	Redo Bat	6,500	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2020	SQ Returned	MM	Mary M
1/23/2020	SQ Mailed	JO	Jenny O
5/11/2018	MEAS&NOTICE	BS	Barbara S
5/1/2014	External Ins	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
7/11/2013	Info Fm Prmt	EMK	Ellen K
11/5/2008	Meas/Inspect	355	PATRIOT
6/8/2005	Permit Visit	BR	B Rossignol
3/16/2005	MLS	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5800		Sq. Ft.	Site		0	80.	1.02	9									475,201						475,200	

Total AC/HA: 0.13315 | Total SF/SM: 5800 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 475,201 | Spl Credit | Total: 475,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.95940399
Adj $ / SQ:	161.899
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	363665
Depreciation:	16729
Depreciated Total:	346936

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

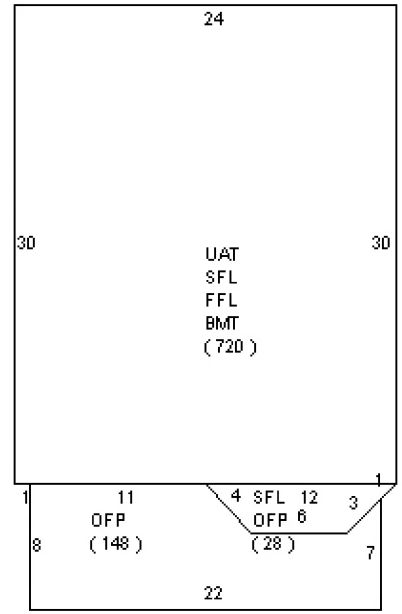
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	161.90
Special Features:	0	Val/Su Net:	136.36
Final Total:	346900	Val/Su SzAd	236.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	748	161.900	121,101
BMT	Basement	720	48.570	34,970
FFL	First Floor	720	161.900	116,568
UAT	Upper Attic	180	64.760	11,657
OFP	Open Porch	176	24.820	4,369

Net Sketched Area:	2,544			Total:	288,665
Size Ad	1468	Gross Are	3084	FinArea	1468

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

140.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1912	22.31	T	40	101			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:	Total: 4,600